

TRANSACTIONS IN THE REAL ESTATE MARKET

**LITTLE NEW BUSINESS REPORTED,
AND THAT INFERIOR
IN QUALITY.**

FLATS AND LOFTS IN TRADE

**GENERAL MARKET QUIET, THOUGH
BROKERS REPORT BETTER
DEMAND.**

Trading in real estate yesterday was of the most ordinary character, the quality of the transactions and the volume indicating that real estate operators and investors have not yet started on their season of active business. Brokers everywhere report a slight demand for high class property, which was noted during the spring, but can also tell of an uncertainty over the market. Why this condition should exist nobody knows, for it is several years since Manhattan real estate has had such a favorable outlook.

Real brokers or operators will admit that the coming Presidential election is having an effect on the realty market, and many of them express surprise at the lack of business locally in view of the reports of great crops throughout the country and the many indications of a return of prosperity.

APARTMENT AND LOFT TRADE.

Israel J. Tambacher has sold the six-story apartment house known as the Arlington, on plot \$7,629,11, at 559 West 14th street, 200 feet east of Broadway, also 517 and 531 West 150th street, a two-story flat, on plot \$9,451, between Broadway and Amsterdam avenue. The purchaser, the Douglas Realty Company, gave in payment the Van Beuren leasehold at 5 East Fourteenth street, a five-story store and office building on lot 338,229, near Fifth avenue, also the Arlington, a five-story single flat on lot 338,222, at 148 West 147th street, between Columbus and Amsterdam avenues.

OTHER MANHATTAN SALES.

WEST 120TH STREET.—M. A. Brodbeck and Thomas S. Burke have sold for F. A. Camp 32 West 120th street, a three story and basement brick dwelling, lot 2129,11, between Lenox and Lenox avenues. The buyer, Little L. Clark, gave in part payment three lots on Tuckahoe road, Yonkers, N. Y.

GREENWICH STREET.—The estate of Archibald C. Gill has sold 580 Greenwich street, a four story dwelling, on lot 17,653,84, located 536 feet north of Charlton street.

ST. NICOLAS AVENUE.—W. D. Morgan has sold for the estate of H. A. Smith construction company the lot, 288,100, at the southwest corner of St. Nicholas avenue and 15th street, also with W. J. Huston & Son for Andrew Nelson the plot, 30,218, irregular, adjoining, on the west side of St. Nicholas avenue. The buyer will improve the site with a five-story apartment house.

SALES IN THE BRONX.

JORDING PLACE.—Lionel Levy and McCormick Bros. have sold for the estate of Alexander Bryant the plot, 100,422,15, irregular, on the east side of Lenox place, 192 feet south of Jerome road. The buyer is a builder who will improve the site with two-story apartment houses.

BRONX APARTMENT SALE.—F. M. Muller has sold 365 Jackson street, a two-story and basement brick dwelling, for Mrs. Jennie McPherson on Jerome T. Walworth.

Joseph Glueckman has sold 214 Fifty-eighth street, a two family dwelling, on Jerome to an investor.

Tomas S. Cerny has sold for Frank Glueckman the three-story brick family apartment on lot 21,610, at 12th Avenue, Bronx.

WEST 148TH STREET.—Charles A. Wessel to a client of Henry S. Duran the front on the east side of Rogers avenue, between Jerome and Lincoln road. The property is covered by the three story brick dwelling, lot 2129,11, between Jerome and Jerome avenues, and has a frontage of 765 feet on Rogers avenue, 150 feet south of Jerome and Jerome roads.

MANHATTAN.—Burkhardt has sold 351 West 14th street and basement to the family of Mrs. Jennie McPherson on Jerome T. Walworth.

Joseph Glueckman has sold 214 Fifty-eighth street, a two family dwelling, on Jerome to an investor.

Tomas S. Cerny has sold for Frank Glueckman the three-story brick family apartment on lot 21,610, at 12th Avenue, Bronx.

TO BUILD AT KENSINGTON.

The Phipps-Pinkard Estate Company has sold to J. K. Robinson, Jr., for a consideration of \$21,000, a plot with a frontage of 510 feet at the corner of Beverley and Nassau roads, Kensington, Great Neck. The buyer will erect a residence for his own occupancy.

SALES AT VOKERS.

M. A. Brodbeck and Thomas S. Burke have sold for James H. Medhurst the plot, at 225 West End avenue to Wall Street, who are to exchange a fifth floor apartment on Nassau street, also sold to the same. The buyer will erect a residence for his own occupancy.

LINCOLN PARK N. Y. TRACT SOLD.—W. M. Mackay's Co. has bought about 10 acres of the Thomas W. Benson estate located at Lincoln Park, N. Y. This property has been in the Benson family since 1845. A stone house built in 1825 still stands on the property, and at the present time occupied by the Bouvier family. The consideration for the transaction just closed was a tract of about one-half acre. The land will be subdivided into plots for home sites.

BRENTWOOD.—Brooks, the four-story brick dwelling, on West Seventy-seventh street, No. 8, is to Mrs. Mary C. H. for a term of years.

SEAGRAM'S LEASEES.—J. Gordon Johnson, Charles S. Rosen Company has leased for Henry Seagram Brooks, the leather store at the southeast corner of Fifth avenue and 57th street to Mrs. Amy B. Zimmerman.

Southack and Alvin Ball, Jr., have sold the lease of the first floor of the new street clothing block, the third left in 214 Broadway to the Sportsman Apparel Company, the second left in 214 Broadway to Alvin Ball, and the third left in 214 Broadway to Samuel Weinstock.

C. G. Einstein Company, Inc., has leased to Brooks, the five story and basement building at 214 and 23rd Street, fronting 25,000 square feet, to Angelo & Neuman for a term of years for the first, Doherty and Devol, the company the fourth left in 214 and 23rd Street, and the fifth left in 214 and 23rd Street to Max Kaufmann & Co., for a term of years.

They have rented the stoops and basements at 13 and 15 University place to the Wigfall Hat Company and \$500.

square feet in 63 to 67 Bleeker street to Levin, Kallik & Co.

COUNTRY RENTALS.

Perry & Elliott have rented for Ward Babcock his house on Ocean Point avenue, Cedarhurst, L. I., to Robert C. Knapp.

NARROW LOFTS FOR CHRISTIE ST.
Plans have been filed for the construction of a store and loft building at 87 Chrystie street, west side, 206.8 feet south of Grand street. It will have a frontage of 19 feet and a depth of 92 feet and will be 10 feet high. It will be fireproof, with a facade of brick, and according to the estimate of the architect, Louis A. Steinberg, will cost \$26,000. The Nathan Harriison is the owner of record.

UPTOWN PICTURE THEATRE

On the northwest corner of Amsterdam avenue and 157th street is to be a one story store, moving picture theatre and bowling alley, with a frontage of 99.11 feet on the avenue and 125 feet on the street. The Riverside Viaduct Realty Company, of which Joseph Newark is the president, is the owner of record. Norman Lederer is the architect, and has estimated the cost at \$60,000.

BRONX FLATS PLANNED.
The only plans filed for new buildings in the Bronx are: The Bronx yesterday were for three five story brick houses, each 40x47.5, on the east side of Webster avenue, 100.8 feet north of 125th street, for the J. Schwartz Contracting Company at a total cost of \$90,000.

HOTEL ON JERSEY COAST.
Watson & Huckle, architects of Philadelphia, Pa., have been commissioned to prepare plans for a fireproof hotel building to be erected on the Ocean drive and Rumson road, Seabright, N. J. The structure will contain 400 rooms and the cost will be \$1,000,000. The hotel will be built of brick, concrete and terra cotta. There will be 140 grill rooms and cafe for motorists. The interior equipment will include the very latest devices. The building contract has not been awarded. The name of the owner is for the present withheld.

RESULTS AT AUCTION.

PUBLIC OFFERINGS YESTERDAY IN MANHATTAN AND THE BRONX.
(AT 14 VESSEY STREET.)
By Joseph P. Day.

Hester et al. \$1,614.6 Ludlow et al. 24x48, 1st fl., w. 200 ft. 1st fl., 2nd fl., 2nd fl., 2nd fl., 2nd fl., taxes & doc. \$85,414, to the plaintiff for \$24,000.

(AT 2008 THIRD AVENUE)
By Joseph P. Day.

Ripley et al. \$2,205. 7 w. 200 ft. 1st fl., 2nd fl., 2nd fl., 2nd fl., 2nd fl., 2nd fl., taxes & doc. \$10,377.00, taxes & doc. \$1,000, to the plaintiff for \$24,000.

(AT 2008 THIRD AVENUE)

By Henry Brady.
Brown et al. 1st fl., 2nd fl., 2nd fl., 2nd fl., 2nd fl., 2nd fl., taxes & doc. \$1,000, to the plaintiff for \$2,500.

(AT 2008 THIRD AVENUE)
By Henry Brady.

Brake et al. 1st fl., 2nd fl., 2nd fl., 2nd fl., 2nd fl., 2nd fl., taxes & doc. \$1,000, to the plaintiff for \$2,500.

(AT 2008 THIRD AVENUE)
By Henry Brady.

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